



Old Town Knightdale Small Area Plan UPDATE #7

Town of Knightdale Planning Department

December 28, 2006

**Draft Plan Presentation
7:00 PM
Thursday, 1/4/2007
Basement Fellowship
Hall — Knightdale
Baptist Church**

This Update is being sent to those residents and citizens for whom I have contact information only, so please share this Update with your friends and neighbors who may be interested.

Raybould & Associates will be presenting their full draft of the Old Town Knightdale Small Area Plan to the public at 7:00PM on Thursday, January 4, 2007 in the basement Fellowship Hall of Knightdale Baptist Church. They invite all interested people to hear about the plan and provide another round of feedback and comments.

For those of you with access to the Internet, the draft plan will be posted on the Planning Department's page of the Town of Knightdale's website within the next few days. It will be posted at:

<http://www.ci.knightdale.nc.us/government/departments/planning.htm>

For those of you without access to the Internet who would like to see a copy in advance of the presentation, please feel free to stop by the Planning Department's office where printed copies will be available.

-Jeff Triezenberg, Planner II & Project Manager
217-2245

A few screenshots of the plan:

EXISTING CONDITIONS: NATURAL FEATURES & HISTORIC RESOURCES



The Tancherage

Residence



Deputy Master's house

Residence

Historic Resources Within this project study area there are approximately two dozen structures and one cemetery that were preliminarily evaluated in 1991 and placed on a National Register Historic District (NRHD) Study List. To date, a full NRHD nomination has not been prepared, but citizens have recently formed a historic preservation organization to document the town's history and promote the designation and preservation of the town's historic resources.



Geology and Soils

Soils in the Knightdale area are formed by weathering of the underlying bedrock, the Rolesville Granite. In some places where the soil is thin, outcrops of this bedrock appear at the surface (photo above). Currently this granite is quarried for use primarily as aggregate (crushed stone), but historically it has been used as building material. Blocks of the stone, which have a characteristic rectangular shape, can often be seen in old chimneys and foundations in eastern Wake County.



OLD TOWN KNIGHTDALE PLAN

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TRANSPORTATION

Overview

New roads connecting Old Town to new development are designed to protect community character, walkability, and safety. The existing historic street grid is preserved, and vehicular connections are extended into new greenfield development areas (using indirect routing, "T" intersections, a roundabout, and narrowed pavement) to prevent excessive cut-through traffic.

In the long term, the potential rail transit opportunity is maximized via the assemblage of public land adjacent to the rail corridor in the form of a community park in the heart of Old Town (discussed below). If and when definite rail transit system plans become a reality for the region, the public-owned land is in place here to allow the development of a transit station next to the railroad corridor. Zoning changes could then be implemented to facilitate redevelopment in accordance with detailed plans for transit—whether that takes the shape of park-and-ride facilities or dense transit-oriented development. In the meantime, existing structures and neighborhoods can remain largely undisturbed until clear transit plans are in place.

In the future, any parking facilities to serve the potential transit stop near the depot district should be at a small remove from the boarding area. Trip chaining (additional customer patronage of uses in the depot district) will increase if there is a small distance between car storage and transit.



Road Network

OLD TOWN KNIGHTDALE PLAN

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Proposed First Avenue Streetscape (West of Main St)

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